

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 18, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	4-DR-2006 Woodmere Condominiums		
LOCATION	4804 & 4816 N. Woodmere Fairway		
REQUEST	Request approval of a site plan and elevations for a new condominium project which will be constructed to replace the existing multi-family units.		
OWNER	Camberlango Properties, Inc. 480-993-0560	ENGINEER	N / A
ARCHITECT/ DESIGNER	LEA-Architects, LLC 602-943-7511	APPLICANT/ COORDINATOR	Lance Enyart LEA-Architects, LLC 602-943-7511
BACKGROUND	<p>Zoning.</p> <p>The site is zoned multi-family residential (R-5). The R-5 zoning category allows multifamily residential uses, ranging up to a maximum density of 23 units per acre.</p> <p>Context.</p> <p>The site is located on Woodmere Fairway, south of Chapparal Road. It is located just north of the Downtown boundary, in an area with primarily multi-family residential projects which were constructed in the late 1960's and 1970's. Directly across Woodmere Fairway is the old Hotel Ivy, which is currently proposed for redevelopment under the project name "Reflections on the Canal" (The Board saw the Reflections project at Study Session on April 20, 2006).</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Multi-family housing in the R-5 zone district.• South: Multi-family housing in the R-5 zone district.• East: The old Hotel Ivy site, proposed for redevelopment into Multi-family housing in the R-5 zone district.• West: Multi-family housing in the R-5 zone district. <p>Applicant's Request.</p> <p>The applicant is requesting approval of site plans, floor plans, elevations, landscape plans, and lighting plans for the redevelopment of an existing multi-family project located on Woodmere Fairway, south of Chapparal Road. This project would include 2 separate buildings, with a detached garage structure, totaling 11 residential units.</p>		
APPLICANT'S PROPOSAL			

The applicant is proposing to construct a relatively modern structure, utilizing gray sandblasted masonry, gray metal siding, steel beams and trellises, green insulated glass, and yellow/gold EIFS in small application. Each unit would have a raised porch and balcony. Access would be provided along the eastern edge of the property to attached garages for Building A, and along the alley to a detached garage for Building B (Those units fronting Woodmere Fairway). Open space is provided to the interior of the site, and includes a pool and patio space. The applicant is proposing 36 inch box desert museum shade trees along Woodmere Fairway, and 24 inch box Acacia trees on the interior of the site, as well as a mix of shrubs and groundcover.

Development Information:

- Existing Use: Multi-Family Residential
- Proposed Use: Multi-Family Residential
- Parcel Size: 32, 782 Square Feet
- Building Sizes: Building A – 7190 Square Feet
Building B – 7212 Square Feet
Unit Sizes – 1202 – 1438 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 35 Feet
- Parking Required: 17 Stalls
- Parking Provided: 18 Stalls
- Open Space Required: 5,700 Square Feet
- Open Space Provided: 9,229 Square Feet
- Number of Units: 11 Units
- Density: 15 du/acre

DISCUSSION

The proposal for a relatively modern structure at this location is somewhat of a departure from the traditional development in the area; but not in a negative sense. The context of the area is such that a myriad of styles and treatments exist in the built environment. Some are good, some the City would probably not wish to be repeated.

In this situation, the applicant is proposing two structures to be constructed of sandblasted masonry and metal siding (primarily), with stucco accents, and steel beams and trellises. The structure is articulated by movement diagonally between the masonry and the metal on the side of the building, and also vertically on the front toward Woodmere Fairway with the metal element. The front façade is articulated in the recesses by the EIFS, balconies, and steel beams/trellises. Overall, the architectural character works for this project is appropriate because it helps create the sense of place that the R-5 district contemplates with higher density housing alternatives. The units front on Woodmere Fairway, rather than turn their back to the roadway. The architecture, while not identical to what is in this neighborhood, will offer an alternative which is still in context with the surrounding multi-family environment and not reinforce a 1970's stucco theme which is somewhat prevalent in the area.

The applicant is proposing landscaping which is appropriate for the area, and is

providing shade trees along Woodmere Fairway, and Acacia trees around the interior of the site. This planting palette achieves two objectives. Firstly, the shade trees accomplish the overall City goal of providing shade along pedestrian paths, and second, these trees will help frame the front of the structure, with its raised front entry points, from Woodmere Fairway.

OTHER BOARDS AND COMMISSIONS

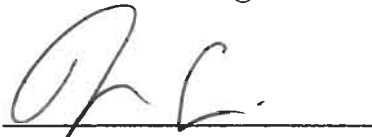
None. The Development Review Board's decision is final in this matter, unless a timely appeal is filed with the City Clerk of the City of Scottsdale.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Mac Cummins, AICP
Principal Planner
Phone: 480-312-7059
E-mail: mcummins@ScottsdaleAZ.gov

APPROVED BY

Mac Cummins, AICP
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

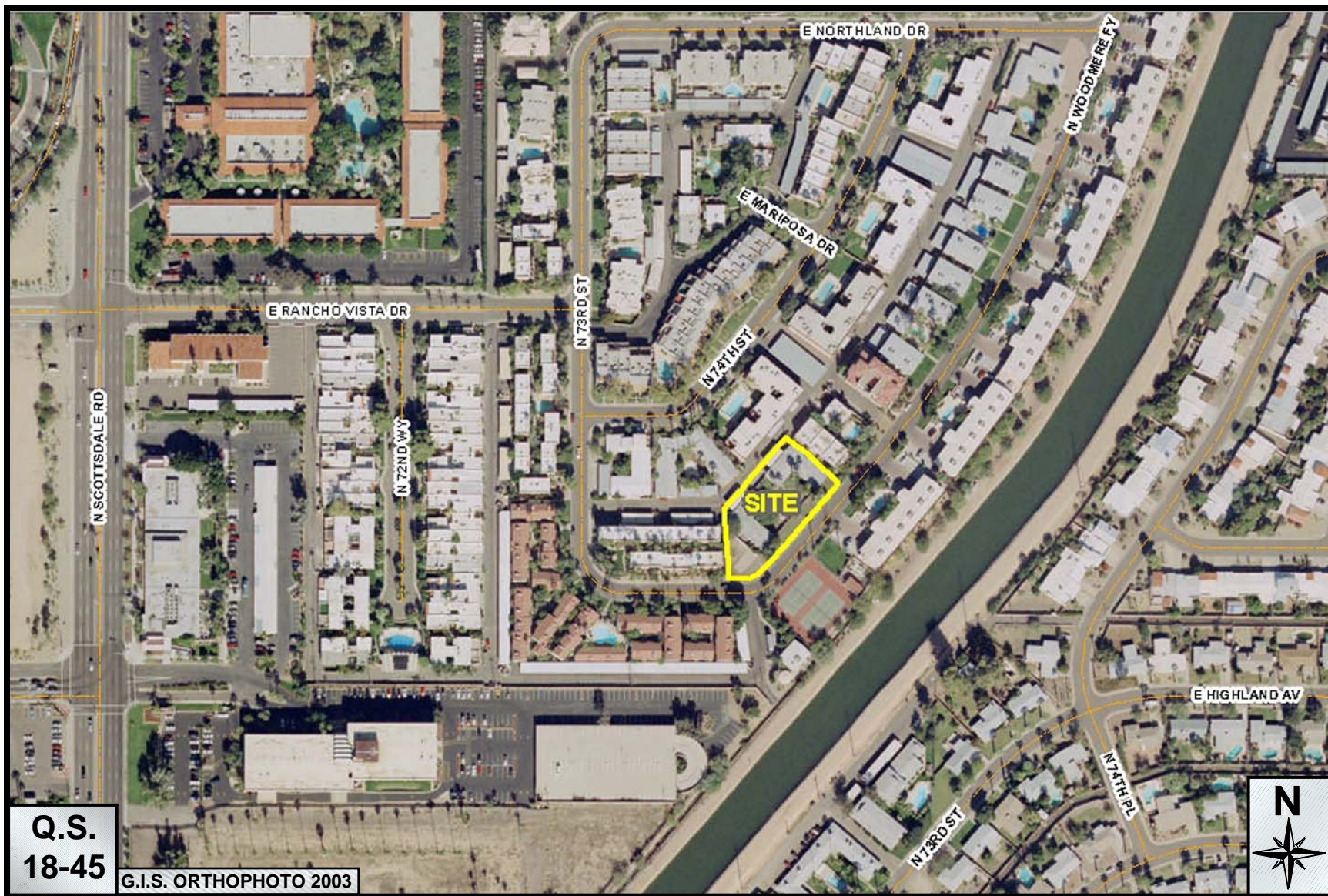
ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Located near Old Town Scottsdale, the Woodmere Condominiums consist of five three level units with attached garages and seven two level units with detached garages. The architecture utilizes natural materials to provide refuge while also providing a connection to the environment through framed views and common space. Deep roof overhangs, steel shade hoods, and balcony projections wrap the buildings, providing shade and privacy while remaining respectful of the neighborhood context. The living space is elevated above the FEMA flood plain, which allows for, elevated decks, and views into and beyond the serene desert courtyard.

The project implements energy efficient design strategies with green building systems and materials. Native desert vegetation will be used throughout the project, utilizing a xeriscape planting strategy to conserve water. Over one quarter of the total site area is dedicated to open common space, a pool and spa. A two-car garage, self-contained within the 2 and one-half level units, provides ten onsite parking spaces. Seven detached garages and 3 onsite parking stalls adjacent to the alley provide 10 additional spaces for the two level loft style units. Total on-site parking is twenty spaces. The primary vehicular drive runs along the northeast edge of the site and is accessible from Woodmere Fairway and the alley to the northwest. It is anticipated that no onsite water retention will be required due to the small size of the site.

Currently the site contains 8 multifamily units, an existing pool and spa, and covered parking accessible off the alley to the north. The existing units are in poor condition, and will be completely demolished and removed prior to the start of new construction.



Woodmere Condominiums

4-DR-2006



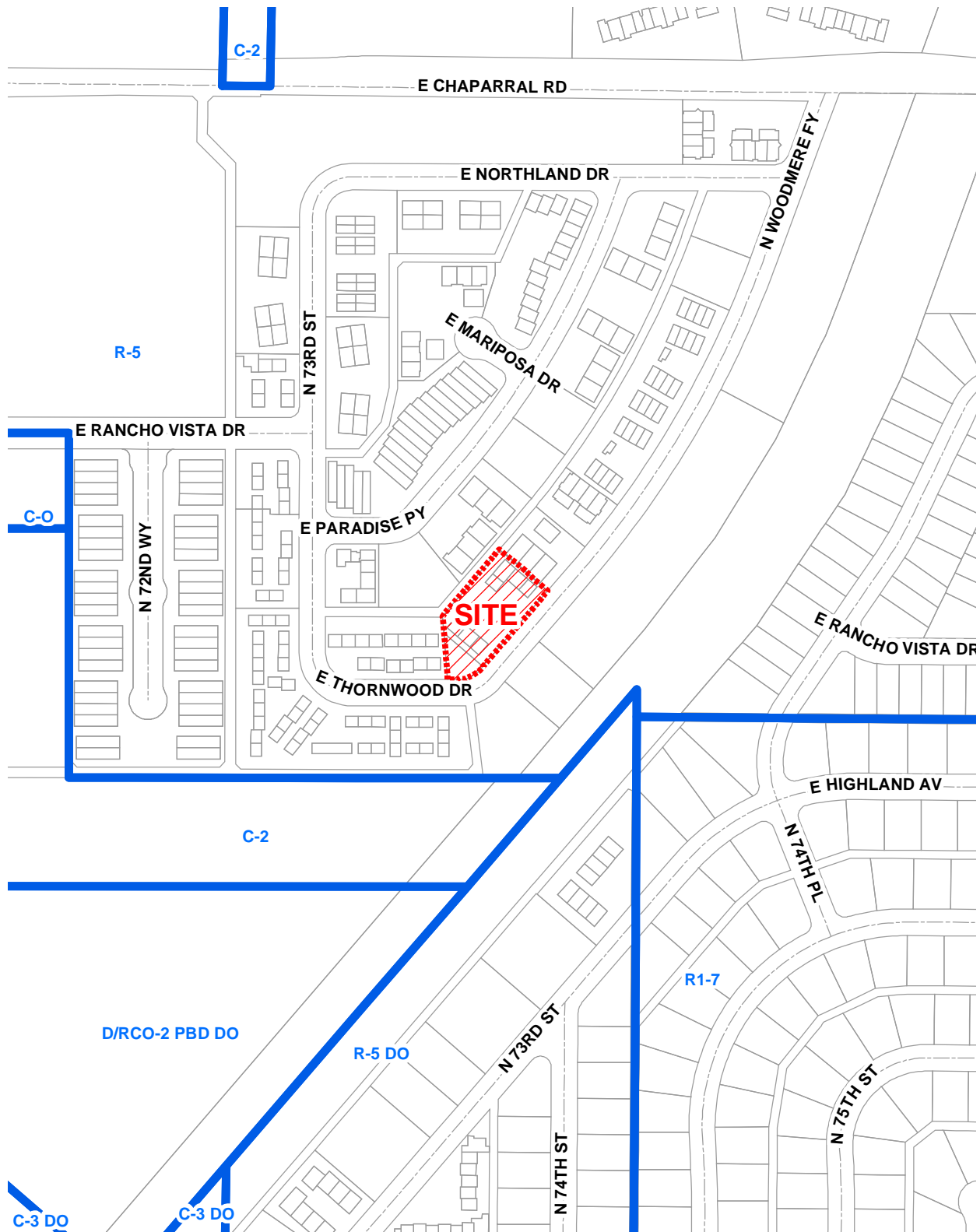
Q.S.
18-45

G.I.S. ORTHOPHOTO 2003

Woodmere Condominiums

4-DR-2006

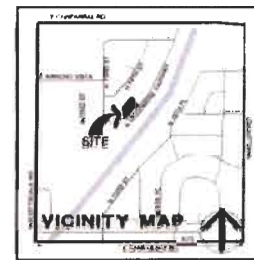
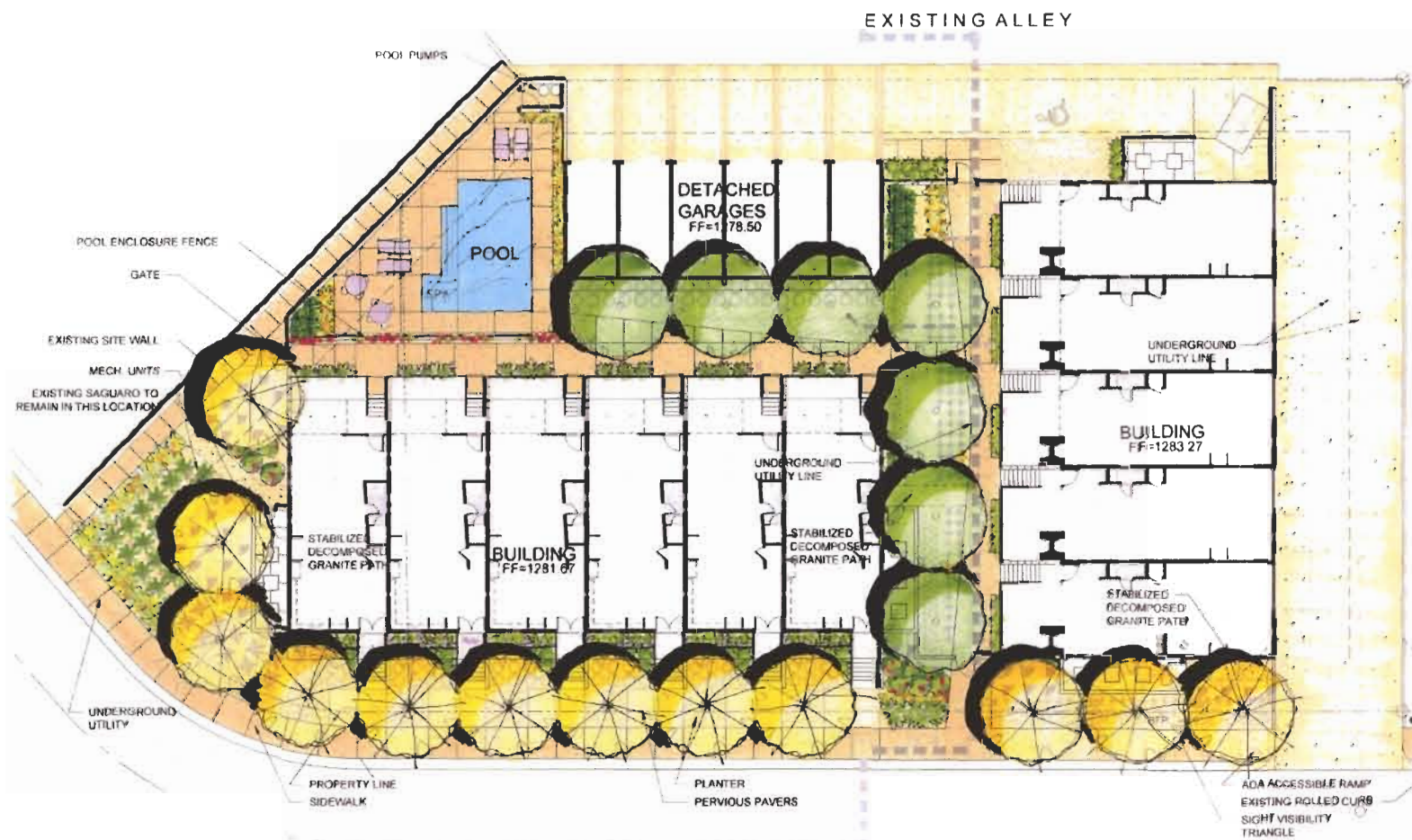
ATTACHMENT #2A



4-DR-2006

ATTACHMENT #3

I



PLANT LEGEND

SYM	BOTANICAL NAME (COMMON NAME)	SIZE	QTY
TREES			
	ACACIA FARNESIANA DESERT ACACIA	24" ROUND 5' CAL 8" x 8" W	1
	CECROPARY HYBRID DESERT MUSEUM	36" ROUND 5' CAL 12" x 8" W	1
SHRUBS			
	EREMOPHYLLA MACULATA VALENTINE BUSH	5' DIA.	4
ACCENTS			
	AGAVE DESAMETIANA SMOOTH AGAVE	5' DIA.	1
	AGAVE SCHOTTIANA YUCCA'S DELIGHT AGAVE	5' DIA.	1
	PL OF BARBACENUS MEDICAL AGAVE	5' DIA.	1
	HEPERALDE FURBERI GIANT HEPERALDE	5' DIA.	1
	AGAVE SCHOTTIANA YUCCA'S DELIGHT AGAVE	5' DIA.	1
	PEDICANTHUS MACROCARPA MAYO'S SLIPPER	5' DIA.	1
	BULBINE FRUTESCENS YELLOW BULBINE	5' DIA.	1
GROUNDCOVERS			
	LANTANA SP. LANTANA OLD WORLD	5' DIA.	1
	HYMENOCYLLUS ACALIS ANGELITA DASY	5' DIA.	1
VINES			
	CALLAEUM MACROCARPA YELLOW ORCHID VINE	5' DIA.	1
PLANT MATERIALS			
1/4" SCREENED DECOMPOSED GRANITE - MIN 2" DEPTH IN ALL PLANTING AREAS (SEE OTHERS FOR COLOR - APPROX. BROWN AS SUPPLIED BY KALAMAZOO MATERIALS (202) 631-6274 - SEE PLAN FOR LOCATIONS)			
NOTES			
1. ALL PLANTING AREAS TO RECEIVE MINIMUM 2" TOPDRESS OF DECOMPOSED GRANITE U.O.N. REFER TO LANDSCAPE PLANS			
2. ALL QUANTITIES LISTED ON THIS LEGEND ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR			
3. ALL TREES SHALL MEET THE MINIMUM STANDARDS OF THE ARIZONA NURSERYMAN'S ASSOCIATION			

WATER INTENSIVE PLANT CALCULATION

TOTAL SITE: 28,266 SQ.FT.

ALLOWED: 1,853 SQ.FT.

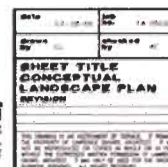
PROVIDED: 0 SQ.FT.

TOTAL LANDSCAPED AREA

TOTAL PLANTABLE AREA: 6,732 SQ. FT.

NUMBER OF MATURE TREES REQUIRED: 9

NUMBER OF MATURE TREES PROVIDED: 12



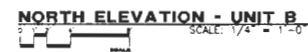
WOODMERE CONDOMINIUMS
4804-4832 North Woodmere Fairway



LEA - ARCHITECTS, LLC
1730 EAST NORTHERN, PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION ADMIN.



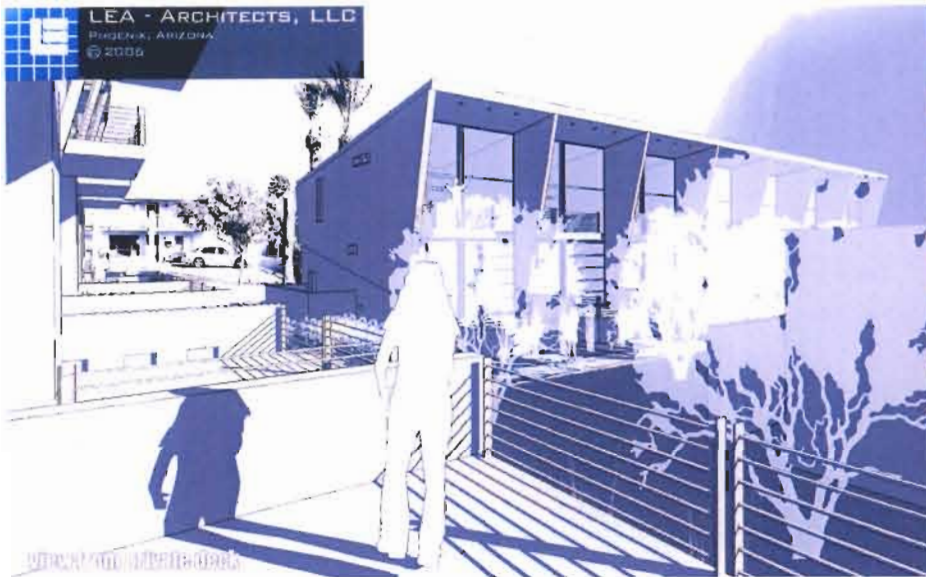
4-DR-2006
REV: 3/31/2006



MATERIAL PALETTE		
MANUFACTURES	MATERIAL	COLOR
1 SAFARI	SLAT BLADES (SHINY)-FACE MOUNT	CHERRYWOOD
2 BLINDS/16" W/2"	ROOF FLAT/ALUMINUM	2HC
3 BLINDS/16" W/2"	WALL, SHIMING, SLAT ROOF	2HC
4 BLINDS/16" W/2"	WALL, SHIMING	2HC
5 FRATEL	SHIMING SLAT	CHERRYWOOD
6 US, STEEL	STEEL BLANKS W/ COLLARS	CHERRYWOOD
7 KAMPER	ALUM. SHIMING/SHIMING FRAME	ALUM. (SHIMING) ALUM.
8 PVC	INSULATED SLATS	SHIMING (SHIMING)
9 CONCRETE	EXT. SYSTEM	
10 SHIMING DOOR	SECTIONAL SHIMING DOOR	SHIMING
11 SHIMING DOOR	SECTIONAL SHIMING DOOR	SHIMING
12 SHIMING DOOR	SECTIONAL SHIMING DOOR	SHIMING

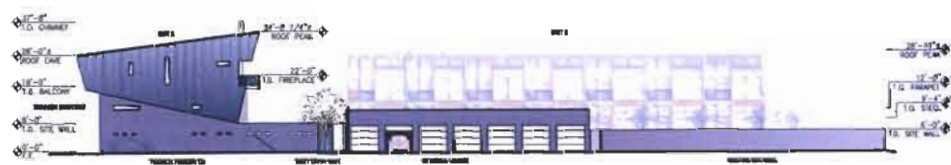


A8



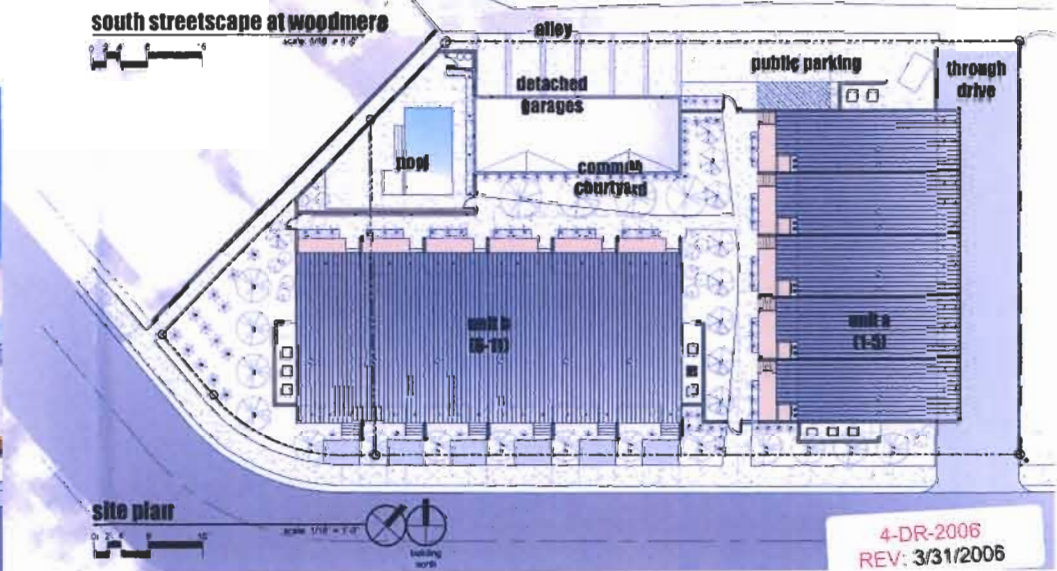
4804 woodmere

streetscape from woodmere fairway



north streetscape at alley

south streetscape at woodmere



4-DR-2006
REV: 3/31/2006

Woodmere Condominiums
4804-4832 N Woodmere Fairway
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|---|

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Woodmere Condominiums Case 4-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by LEA-Architects, LLC with a revision date of 03/31/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by LEA-Architects, LLC with a revision date of 03/31/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by LEA-Architects with a revision date of 03/31/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *The Developer shall release all existing easements on site that will not be used by new development prior to final plans approval. An application for release of existing easements shall be submitted separately from civil and architectural plan submittals.*
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s).

LANDSCAPE DESIGN:**DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
16. All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.
17. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- f. *All flood light fixtures shall have the internal honeycomb louver (IHL) option.*
- g. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- h. Landscaping lighting shall only be utilized to accent plant material.
- i. All landscape lighting directed upward, shall be aimed away from property line.
- j. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

19. No exterior vending or display shall be allowed.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.
21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
135-DR-1978.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

22. Water and Sewer Basis of Design Reports prepared by Four Peaks Development dated March 29, 2006 and April 13th 2006 respectively. Drainage Report prepared by Four Peaks Development dated March 29th 2006. The conceptual Site Plan prepared by Four Peaks Development dated March 31, 2006.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

23. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan. The drainage report will reference the current FEMA map and include the required Conditional Letter of Map Revision.

Ordinance

- B. Prior to Final Plan approval the City's Stormwater Management Division must approve a Stormwater Storage Waiver for this development. The Stormwater Waiver will be submitted to the One Stop Shop. This approval is based on the following conditions:
- (1) Off-site runoff must enter and exit the site as it did historically.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
N/A	ALLEY	2'	N/A	N/A	N/A
Woodmere	Local	N/A	N/A	Match	6' sidewalk
Fairway	Residential			existing	

DRB Stipulations.

24. The internal streets shall be private. The private street tracts shall be dedicated to provide an emergency and service vehicle access easement.

25. The developer shall design and construct the Woodmere Fairway driveway in general conformance with City of Scottsdale Detail CL-1 with a four, foot landing behind the driveway slope.

INTERNAL CIRCULATION:

Provide a six, foot wide sidewalk along the Woodmere Fairway frontage.

Ordinance

- E. Parking areas shall be improved with a minimum of 3" inches of asphalt over 6 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
12' minimum	Drainage easement
24'	Emergency and Service Vehicle Access Easement over driveway

DRB Stipulations

Sight Distance Easements:

26. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

27. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

F. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

28. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards.

29. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.

- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

G. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

H. Underground vault-type containers are not allowed.

I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

30. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

31. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

32. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

33. On-site sanitary sewer shall be privately owned and maintained.

34. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance**LOCATION & CLEARANCE.**

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- M. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

35. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- N. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE**DRB Stipulations**

36. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
- a. Abandonment of the existing drainage easement and rededication at the proposed location via the Condominium Plat. Final Drainage Report approval including the Conditional Letter of Map Revision.